

**MEETING**

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Bogue, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Zermeno, McKillop, Sacks, Caveglia, Halliday
 CHAIRPERSON Bogue
 Absent: COMMISSIONER Thnay

Staff Members Present: Anderly, Camire, Conneely, Gaber, Looney, Patenaude, Pearson

General Public Present: Approximately 3

PUBLIC COMMENT

There were no public comments.

AGENDA

1. Site Plan Review Application No. 01-130-05 and Tentative Tract Map No. 7347 – Dharam Salwan (Applicant)/Rajneesch & Shanima Salwan (Owners) – Request to Demolish a Single-Family Dwelling in Order to Construct Seven Townhouses and to Allow a Variance to Create Parcels that Do Not Have Frontage On an Approved Public or Private Street – The Property is Located at 1127 & 1137 C Street, Between First and Second Streets, in a Central City-Residential (CC-R) Zoning District
2. Appeal of the Planning Director's Denial of Administrative Use Permit Application No. PL-2002-0325 – Scott Blethroad for Scotty's Auto Body & Towing (Applicant)/Industrial Pacific Partners (Owner) – Request to Operate a Towing Business in Conjunction With an Existing Auto Body Repair Shop – The Project is Located at 29699 Pacific Street, at the Corner of Industrial Parkway West, in an Industrial (I) Zoning District

PUBLIC HEARINGS

1. Site Plan Review Application No. 01-130-05 and Tentative Tract Map No. 7347 – Dharam Salwan (Applicant)/Rajneesch & Shanima Salwan (Owners) – Request to Demolish a Single-Family Dwelling in Order to Construct Seven Townhouses and to Allow a Variance to Create Parcels that Do Not Have Frontage On an Approved Public or Private Street – The Property is Located at 1127 & 1137 C Street, Between First and Second Streets, in a Central City-Residential (CC-R) Zoning District

Associate Planner Camire made the staff report. She described the property and the proposed Townhouse project. She noted staff support for the project because it fulfills the homeownership goals of the City of Hayward, is in compliance with the neighborhood objective of multi-family housing, and supports the General Plan policy of higher density in the Downtown Area with transit services.

Commissioner Halliday asked to have a further description of the changes recommended by staff. She also asked about the historic structure of the house.

Associate Planner Camire described staff recommendations to remove the common trash enclosure and move all of the parking structures toward the rear of the site, creating a larger group open space/green area toward the street.

Principal Planner Patenaude responded that the house is not a distinct example of the bungalow design of which there are many in the City.

Commissioner Zermeño asked where the trash recepticals would go.

Associate Planner Camire said each tenant would have trash enclosures in each garage.

Commissioner Sacks asked about moving the garages.

The public hearing was opened at 7:39 p.m.

Sanjiv Bhandari, architect, said he appreciated the hard work of the staff on this project. He then emphasized that the density of the units could have been 19 on the lot, but they inititally considered creating eleven units and have since reduced the number to seven. Each unit will be approximately 2,000 square feet. He noted that this project brought mnay features of the craftsman architecture into the design, ideas which include the indoor/outdoor space, decorative beams, and stone in the entry area. He also described the detailing in the package which takes this design concept further. There will be three tones of colors including accent colors, individuality, different windows, sizes and color schemes. He said they worked to create more individuality in the facades. He also said they would agree with staff's recommendation of moving the trash enclosure and including individual trash enclosures in the garage as well as taking the six spaces and combining them into one large green area. Enhance the view from the street. He then took questions.

Commissioner Caveglia asked for the price range of the homes.

Mr. Bhandari said these would probably sell for \$400,000+.

The public hearing was closed at 7:49 p.m.

Chairperson Bogue asked about Item 6, Findings for Approval, regarding adequate City services. He asked about the storm drain needing to be extended to accommodate the project.



Planning Engineer Gaber explained that even with the need to extend the storm drain to accommodate this property, there is adequate capacity in the storm drain to take the additional drainage.

Commissioner Zermeño asked whether there had been any negative feedback from the project.

Associate Planner Camire said there had been no calls in either support or opposition to the project.

Commissioner Caveglia moved, seconded by Commissioner Zermeño, to support the staff recommendation approving the project.

Commissioner McKillop commented that it was a beautiful project. She said she did appreciate the thoughtfulness that went into the design and would support it.

Commissioner Sacks said it was very nice looking and she was anxious to see it completed. She then described a new town-home project on Lewelling and added that, all that is apparent from the street is utility doors. She commended the owner and architect of this project for their design. She added that she was a bit leery of having the open space next to the driveway. She asked that the design of the area be very carefully considered

Commissioner Halliday commented on the berm described on page two.

Associate Planner Camire noted that the berm would be placed around the play and open space area.

Planning Manager Anderly added that the City of Hayward Ordinance also requires a 6-inch curb to separate landscape areas from driving areas.

Commissioner Halliday added her thanks for the explanation of the bungalow style. Although she said she would hate to see them all torn down to make way for other buildings. She noted earlier discussions on the collective style in the City of Hayward. She complimented the architect for a nice try and added her appreciation for the effort. She then commented that she hoped they would not lose all the houses like these in the City. She added her compliments to the architect for a good job.

Chairperson Bogue also said it was well done and different from most townhouses.

Commissioner Zermeño also expressed his concern for the safety of the children. He wondered whether they could condition "No Parking" signs or perhaps that the curbs be painted red so cars would not park in the drive near the children's play area.

Chairperson Bogue disagreed and said it was not necessary.

Planning Manager Anderly added that it might be possible that the Fire Department could require them after they evaluate the plans.

The motion passed 6:0:1, with Commissioner Thnay absent.

2. Appeal of the Planning Director's Denial of Administrative Use Permit Application No. PL-2002-0325 - Scott Blethroad for Scotty's Auto Body & Towing (Applicant)/Industrial Pacific Partners (Owner) - Request to Operate a Towing Business in Conjunction With an Existing Auto Body Repair Shop - The Project is Located at 29699 Pacific Street, at the Corner of Industrial Parkway West, in an Industrial (I) Zoning District

Associate Planner Pearson described the property. He said Scotty's Auto Body and Towing was issued a license in 2000. Although they have permission to tow vehicles into the yard for repair of the vehicles, a towing yard has been operating there. Not all of the vehicles in the yard are for bodywork. He described the zoning in the area and noted that this property is on the boundary between near-by residential zoning and the industrial in the area as well. He described complaints from neighbors that there were too many cars on the lot and too much towing activity. The lot is at the corner on Pacific and is in the transition area between industrial and residential zoning. He showed photos of the car storage on the property as well as the towing yard, and noted that staff does not believe this is consistent with the General Plan. He added that a neighbor has asked for denial of the appeal.

Chairperson Bogue asked whether the applicant was aware of this meeting.

Associate Planner Pearson said he had just phoned the business and asked for the information to be relayed to the owner. He said the owner was also notified of the hearing date earlier in the month.

Commissioner Zermeño confirmed that the request to operate a towing business came in after the inspection.

Associate Planner Pearson confirmed that he could continue the body shop and tow but not storage of towed automobiles and vehicles towed to the site would be only those to be repaired at the facility.

Chairperson Bogue opened and closed the public hearing at 8:05 p.m.

Commissioner Caveglia moved, seconded by Commissioner Zermeño, to support denial of the Appeal.

Chairperson Bogue noted that this property is transitional and has been in use as industrial for much longer than the nearby residential uses. However, there is not need for towing and storage at this site.

Commissioner Halliday added that she had visited the property, and while it did not look as bad



as the photos, there is a great deal of activity on Pacific Street so this is not desirable. She said it is a necessary business. However there are other areas in the City of Hayward with space for towing.

The motion to deny the appeal passed 6:0:1, with Commissioner Thnay absent.

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters

Planning Manager Anderly reminded members of the upcoming Work Session with the City Council on Tuesday evening at 5:30 p.m.

4. Commissioners' Announcements, Referrals

Commissioner McKillop asked whether the tree topping at Mission Hand Car Wash on Mission Boulevard abided by the Tree Ordinance. She commented that it looked really bad.

APPROVAL OF MINUTES

- December 19, 2002 APPROVED
- January 23, 2003 APPROVED

ADJOURNMENT

The meeting was adjourned by Chairperson Bogue at 8:09 p.m.

APPROVED:

Barbara Sacks, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary